



## **TOWN OF COLORADO CITY**

25 S. Central Street • Box 70 • Colorado City, AZ 86021

Phone: 928-875-9160 Fax: 928-875-2778

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# **PLANNING COMMISSION**

## **INFORMATION PACKET**

**Monday**  
**October 2, 2023**

**5:00 p.m. MDT**



# TOWN OF COLORADO CITY

## MEETING NOTICE

Notice is hereby given to the members of the Town of Colorado City Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on Monday October 2, 2023, at 5:00 p.m. MDT at the **Colorado City Town Hall 25 South Central Street**, Colorado City, Arizona.

### **AGENDA:**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Minutes of Prior Meeting(s)
5. Public Comment
6. **PUBLIC HEARING(S)**
  - a. Zoning Map Amendment – Parcel 404-53-511 from RE-1A Residential Estate to R-12 Single Family Residential
  - b. Zoning Map Amendment – Parcel 404-53-011 from RE-1A Residential Estate to R-12 Single Family Residential
  - c. Zoning Map Amendment -- Parcel 404-53-480 from R-12 Single Family Residential to R-2 Multi Family Residential
  - d. Zoning Map Amendment -- Portion of Parcel 404-20-038 from Parks/Open Space to R-20 Single Family Residential
  - e. Zoning Map Amendment – Parcel 404-53-008 from RE-1A Residential Estate to R-20 Single Family Residential
  - f. Zoning Map Amendment -- Parcel 404-53-538 from RE-1A Residential Estate to R-12 Single Family Residential
  - g. Zoning Map Amendment -- Parcel 404-53-205 from R-12 Single Family Residential to R-2 Multi Family Residential
7. Consider Zoning Map Amendment – Parcel 404-53-511 from RE-1A Residential Estate to R-12 Single Family Residential
8. Consider Zoning Map Amendment -- Parcel 404-53-011 from RE-1A Residential Estate to R-12 Single Family Residential
9. Consider Zoning Map Amendment-- Parcel 404-53-480 from R-12 Single Family Residential to R-2 Multi Family Residential
10. Consider Zoning Map Amendment -- Portion of Parcel 404-20-038 from Parks/Open Space to R-20 Single Family Residential

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. All items are set for possible action. The Planning Commission may, by motion, recess into executive session, which will not be open to the public, to receive legal advice from the City attorney(s) on any item contained in this agenda. One or more Commission members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should contact the Town Clerk at 928-875-2646 as early as possible to allow sufficient time to arrange for the necessary accommodations.

11. Consider Zoning Map Amendment – Parcel 404-53-008 from RE-1A Residential Estate to R-20 Single Family Residential
12. Consider Zoning Map Amendment -- Parcel 404-53-538 from RE-1A Residential Estate to R-12 Single Family Residential
13. Consider Zoning Map Amendment -- Parcel 404-53-205 from R-12 Single Family Residential to R-2 Multi Family Residential
14. Information Summaries – discussion only.
15. Adjournment

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. All items are set for possible action. The Planning Commission may, by motion, recess into executive session, which will not be open to the public, to receive legal advice from the City attorney(s) on any item contained in this agenda. One or more Commission members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should contact the Town Clerk at 928-875-2646 as early as possible to allow sufficient time to arrange for the necessary accommodations.

# **Town of Colorado City**

## **PLANNING COMMISSION MEETING**

### **STAFF SUMMARY REPORT**

**Monday October 2, 2023**

**5:00 p.m.**

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#### **4. Minutes of Prior Meetings**

Minutes of the August 7, 2023, meeting are presented for Planning Commission consideration.

Note: for the record that there was not a Planning Commission meeting in September 2023.

#### **RECOMMENDATION**

Motion to approve the minutes of August 7, 2023, Planning Commission meetings.

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#### **5. Public Comment**

The chairperson of the meeting should outline the rules of comment and the time limit imposed according to the following guidelines:

*Anyone from the public is invited to make a comment at this time. Please step up to the podium and state your name for the record. There is a standard time limit of three minutes per person. Although we welcome and invite your comments, no discussion or response from the Commission is required and individuals should not expect any.*

*According to State Statutes the only action that may be taken as a result of public comment will be limited to directing staff to study the matter or scheduling the matter for further consideration and decision at a later date.*

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*The Chairperson will need to affirmatively close the regular meeting and open the public hearing.*

#### **6. PUBLIC HEARING(S)**

**a. Zoning Map Amendment -- Parcel 404-53-511 from RE-1A Residential Estate to R-12 Single Family Residential – C. Jessop**

This is a rezone application from Cody Jessop to develop a flag lot for additional housing.

**b. Zoning Map Amendment – Parcel 404-53-011 from RE-1A Residential Estate to R-12 Single Family Residential - L. Jessop**

This is a rezone application from Levi Jessop to develop additional housing.

**c. Zoning Map Amendment -- Parcel 404-53-480 from R-12 Single Family Residential to R-2 Multi Family Residential – R. Jessop**

This is a rezone application from Ronald Jessop to develop an approximately ½ acre lot into a Town Home development.

**d. Zoning Map Amendment – Portion of Parcel 404-20-038 from Parks/Open Space to R-20 Single Family Residential – UEP**

This is an application from UEP Trust to develop 7 lots in a strip on the east side of Hildale Street and west of the flood control ditch between Mohave Avenue and Johnson Avenue.

**e. Zoning Map Amendment – Parcel 404-53-008 from RE-1A Residential Estate to R-20 Single Family Residential – UEP**

This is a rezone application from UEP Trust to split a larger lot into two smaller lots.

**f. Zoning Map Amendment -- Parcel 404-53-538 from RE-1A Residential Estate to R-12 Single Family Residential – UEP**

This is a rezone application from UEP Trust to split a larger lot into three smaller lots.

**g. Zoning Map Amendment -- Parcel 404-53-205 from R-12 Single Family Residential to R-2 Multi Family Residential – W. Barlow**

This is a rezone application from Woodruff Barlow to develop an approximately ½ acre lot containing an existing home into a four-plex development.

*After the public hearing is completed, the Chair will need to affirmatively close the public hearing and reconvene the regular meeting.*

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***Informational only***

After the public hearing the Planning Commission may have additional discussion as needed and then make a recommendation to the Town Council

The following from the Town Code §152.090 Zoning Map Amendments gives some guidelines for consideration on rezone applications.

(D) *Issues for consideration.* In determining whether to approve, approve with conditions, or deny proposed official zoning map amendments, issues for consideration shall include but not be limited to:

- (1) Consistency (or lack thereof) with the general plan, and other adopted plans;
- (2) Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
- (3) Suitability of the subject property for uses permitted by the proposed zoning district;
- (4) Suitability of the subject property for uses permitted by the existing district; and
- (5) Availability of sewer and water facilities.

(E) *Revocation or modification.* If the Town Council approves an amendment to the official zoning map with a condition that is required to be completed within a specific time period and the condition is not satisfied within that time period, the following actions may be taken: (several options spelled out in the code)

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**7. Consider Zoning Map Amendment -- Parcel 404-53-511 from RE-1A Residential Estate to R-12 Single Family Residential – C. Jessop**

The Planning Commission will need to consider the request for zoning map amendment by Cody Jessop and make a recommendation to the Town Council. The developer's intent of this rezone is to develop a flag lot for a single family residential.

Staff has reviewed this rezone application and have no concerns with approval.

**RECOMMENDATION**

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-3511 from RE-1A Residential Estate to R-12 Single Family Residential

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcel 404-53-511 from RE-1A Residential Estate to R-12 Single Family Residential

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**8. Consider Zoning Map Amendment – Parcel 404-53-011 from RE-1A Residential Estate to R-12 Single Family Residential - L. Jessop**

The Planning Commission will need to consider the request for zoning map amendment by Levi Jessop and make a recommendation to the Town Council. The developer's intent of this rezone is to split a one-acre lot into two lots for a single-family residential development.

Staff has reviewed this rezone application and have no concerns with approval.

**RECOMMENDATION**

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-011 from RE-1A Residential Estate to R-12 Single Family Residential

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcel 404-53-011 from RE-1A Residential Estate to R-12 Single Family Residential

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**9. Consider Zoning Map Amendment – Parcel 404-53-480 from R-12 Single Family Residential to R-2 Multi Family Residential – R. Jessop**

The Planning Commission will need to consider the request for zoning map amendment by Ronald Jessop and make a recommendation to the Town Council. The developer's intent of this rezone is to develop townhomes on approximately half acre parcel.

Staff has reviewed this rezone application and have no concerns with approval.

### **RECOMMENDATION**

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-480 from R-12 Single Family Residential to R2 Multi Family Residential

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcel 404-53-480 from R-12 Single Family Residential to R2 Multi Family Residential

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### **10. Consider Zoning Map Amendment – Portion of Parcel 404-20-038 from Parks/Open Space to R-20 Single Family Residential – UEP**

The Planning Commission will need to consider the request for zoning map amendment by the UEP Trust and make a recommendation to the Town Council. The developer's intent of this rezone is to develop a small seven lot subdivision.

Staff has reviewed this rezone application and have no concerns with approval.

### **RECOMMENDATION**

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning portion of Parcel 404-20-038 from Parks/Open Space to R-20 Single Family Residential

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve portion of rezoning Parcel 404-20-038 from Parks/Open Space to R-20 Single Family Residential

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### **11. Consider Zoning Map Amendment – Parcel 404-53-008 from RE-1A Residential Estate to R-20 Single Family Residential – UEP**

The Planning Commission will need to consider the request for zoning map amendment by the UEP Trust and make a recommendation to the Town Council. The developer's intent of this rezone is to split a 1-acre parcel to develop an additional single family residential.

Staff has reviewed this rezone application and has no concerns with approval.

### **RECOMMENDATION**

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-008 from RE-1A Residential Estate to R-12 Single Family Residential



Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcel 404-53-0088 from RE-1A Residential Estate to R-12 Single Family Residential

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## **12. Consider Zoning Map Amendment -- Parcels 404-53-538 from RE-1A Residential Estate to R-12 Single Family Residential – UEP**

The Planning Commission will need to consider the request for zoning map amendment by the UEP Trust and make a recommendation to the Town Council. The developer's intent of this rezone is to split a one-acre lot into three smaller single family residential lots.

Staff has reviewed this rezone application and have no concerns with approval.

### **RECOMMENDATION**

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-538 from RE-1A Residential Estate to R-2 Small-lot Residential.

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcels 404-53-310 & 404-53-303 from RE-1A Residential Estate to R-2 Small-lot Residential

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## **13. Consider Zoning Map Amendment -- Parcel 404-53-205 from R-12 Single Family Residential to R-2 Multi Family Residential – W. Barlow**

The Planning Commission will need to consider the request for zoning map amendment by Woodruff Barlow and make a recommendation to the Town Council. The developer's intent of this rezone is to convert an existing home into a four-plex on approximately half acre parcel.

Staff has reviewed this rezone application and has no concerns with approval.

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## **14. Informational Summaries**

Note: the next regular meeting is scheduled for Monday November 6, 2023.

Commissioners Aaron LaCorti and Lehi Steed as well as Mayor Howard Ream and Acting Planning & Zoning Director Vance Barlow attended the APA Annual Conference in Litchfield Park Arizona and received some good training and information.

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## **15. Adjournment**

# Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday August 7, 2023

## **Call to Order**

The meeting was called to order at 5:01 p.m. by Chairman Charles Hammon.

## **Roll Call**

Commissioners present: Charles Hammon, Charles Bradshaw, Aaron LaCorti, Shem Barlow and Lehi Steed.

Staff present: Town Manager Vance Barlow, Deputy Clerk Shirley Zitting, and Building Official Andrew Barlow.

Court Monitor: Roger Carter

Prayer was offered by Charles Bradshaw

Pledge of Allegiance by the Commission and Attendees

## **Minutes of Prior meeting, June 5, 2023**

Minutes of July 10, 2023, Planning Commission and the August 2, 2023, Planning Commission work session, were presented for Planning Commission consideration.

**Motion to approve the July 10 and August 2 Minutes was made by Charles Hammon. Second by Lehi Steed, and all were in favor.**

## **Public Comment:**

No public comments were presented.

**Public Hearing:** opened at 5:07 p.m.

Chairman Charles Hammon presented the Public Hearing for the proposed zoning code text amendment:

- a. Zoning Text Amendment -- Proposed Text Amendments to the Town of Colorado Zoning Code to allow multi-level Accessory Dwelling Units in RE-1A or larger lots.**

There was no comment from the public and Acting Planning & Zoning Director Vance Barlow reported that no comments had been received.

Public Hearing closed at 5:08 pm

**Consider Zoning Text Amendment -- Proposed Text Amendments to the Town of Colorado Zoning Code to allow multi-level Accessory Dwelling Units in RE-1A or larger lots**

The Planning Commission discussed the proposed amendment and the concerns raised at the

work session, relating to setbacks and heights, etc.

The consensus was that if the multi-level accessory dwellings were limited to the larger lots and the normal setbacks observed then it would be acceptable.

**Motion by Charles Hammon to recommend that the Town of Colorado City Town Council approve Proposed Text Amendments to the Town of Colorado Zoning Code to allow multi-level Accessory Dwelling Units in RE-1A or larger lots. Seconded by Aaron LaCorti and all voted in favor.**

#### **Discussion of Watchman's Pointe Planned Area Development Request**

It was clarified that this item was for discussion only and it was not ready for Planning Commission action.

Mr. Brad Robbins, Planner with Sunrise Engineering presented the concept and explained the processes that would need to be taken prior to final acceptance of a Planned Area Development. It was noted that it was expected to take several months, and that Mr. Robbins would be doing the technical review for the Town and would be working directly with Mr. Wilkerson the engineer for the developers.

#### **Informational Summaries**

It was noted that there would probably not be a Planning Commission meeting in September as it conflicted with the Labor Day holiday and there was no additional items yet received for Planning Commission consideration.

It was also noted that Commissioners Aaron LaCorti and Lehi Steed as well as Vance Barlow acting P&Z Director and Mayor Ream were planning to attend the APA Planning Conference.

#### **Adjournment**

Meeting adjourned at 5:54 p.m.



## Town of Colorado City

25 S. Central St., Colorado City, AZ, 86021

Phone#(928) 875-2646, Fax#(928) 875-2778

# Land Use Application

Today's Date

08/09/2023

### Application is made for:

- ☐ Abandonment\Reversion to Acreage   ☐ Conditional Use Permit   ☐ Lot Line Adjustment   ☐ Rezoning   ☐ Sketch Plan  
☐ Special Use Permit   ☐ Subdivision Preliminary Plat   ☐ Subdivision Final Plat   ☐ Variance   ☐ Zoning Map Change  
☐ General Plan Amendment   ☐ Land Use Verification/Other   ☐ Development Review   Other

Project Name

Property Address / Location

Township

Range

Section

Quarter Section

Assessor's Parcel Number

Gross Acres

Net Acres

Number of Lots

Square Footage of Buildings on Property

Existing Use

Proposed Use

### Applicant

Name

Company

Address

City

State

Zip

Phone Number

Email

### Project Engineer

Name

Company

Address

City

State

Zip

Phone Number

Email

Describe proposed project, and purpose of project, in detail below. (use additional sheets if necessary) :

Attach all supplemental documentation, such as Letter of Intent, Record of Survey, Subdivision Plats, Parcel Maps, Assessor Info. etc.

I hereby certify that the information provided is correct and that I am authorized to file an application on said property.  
I understand that all supplemental documentation and fees must be submitted before this application will be processed.

Signature of  
Applicant:

Emilee Knudson

Signature of  
Owner:

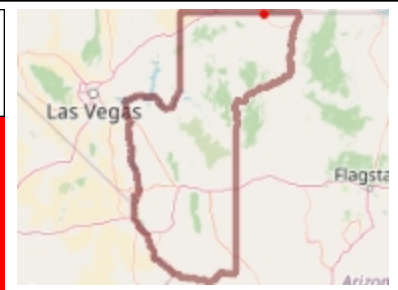
Cody Jessop

### Office Use Only

Date Received :

Filing Fee :

Project Number :



## Legend

- ADOT Mileposts
- COUNTY Mileposts
  - Sign Post Exists
  - Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- + Railroad
- City Limits (>1:120K)
- County Boundary
- Surrounding Counties
- Township/Range
- Section
- Surface Management
  - Bureau of Land Management
  - Bureau of Reclamation
  - County
  - Indian Lands
  - Local or State Parks
  - Military
  - National Parks Service
  - Other
  - Private
  - State
  - State Wildlife Area
  - US Forest Service
  - US Fish & Wildlife Service

1:2,986



0 248.8 497.6 Feet

(approximate scale)

Map Created: 9/25/2023

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**Notes:**

ORDINANCE NO. 2023-19

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, ADOPTING AMENDMENTS TO THE TOWN OF COLORADO CITY ZONING MAP

WHEREAS, The TOWN COUNCIL, is charged with making changes to the zoning map, and

WHEREAS, Any proposed change to the zoning map must meet certain requirements, and

WHEREAS, The TOWN COUNCIL has considered this change to the Town's zoning map,

THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, that

The Zoning Map for the Town of Colorado City be amended as follows:

That parcel 404-53-511 from RE-1A Residential Estate to R1-12 Single Family Residential. on condition that the lot split, with utilities and street side improvements (curb, gutter and sidewalk) to all lots created, be completed within 12 months of the approval of this Ordinance.

PASSED AND ADOPTED by the Town Council of Colorado City, Arizona, this 16<sup>th</sup> day of October 2023.

ATTEST:

TOWN OF COLORADO CITY

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Mangum, Wall, Stoops & Warden, P.L.L.C.  
Town Attorney





## Town of Colorado City

25 S. Central St., Colorado City, AZ, 86021  
Phone#(928) 875-2646, Fax#(928) 875-2778

# Land Use Application

Today's Date 8-30-2023

Application is made for:

- ☐ Abandonment\Reversion to Acreage ☐ Conditional Use Permit ☐ Lot Line Adjustment ☒ Rezoning ☐ Sketch Plan  
☐ Special Use Permit ☐ Subdivision Preliminary Plat ☐ Subdivision Final Plat ☐ Variance ☐ Zoning Map Change  
☐ General Plan Amendment ☐ Land Use Verification/Other ☐ Development Review ☐ Other

Project Name 404-53-011 1 Acre Parcel located in Colorado City AZ  
Property Address / Location 404-53-011  
Township  Range  Section  Quarter Section   
Assessor's Parcel Number  Gross Acres .93 Net Acres   
Number of Lots 1 Square Footage of Buildings on Property   
Existing Use Empty Lot Proposed Use

### Applicant

Name Levi Jessop  
Company   
Address Po Box 840422  
City Hildale State UT Zip 84784  
Phone Number 435-467-7182  
Email levi.jessop11@gmail.com

### Project Engineer

Name Ryan Scholes  
Company Alpha Engineering  
Address 43 S 100 E, #100  
City St. George State UT Zip 84770  
Phone Number 435-628-6500  
Email RYAN.SCHOLES@ALPHAENGINEERING.COM

Describe proposed project, and purpose of project, in detail below. (use additional sheets if necessary):

I am Requesting to rezone the Property 404-53-011 from RE1A to R120  
SPLIT Parcel 404-53-011 into 2 Parcels to have Residential homes

Attach all supplemental documentation, such as Letter of Intent, Record of Survey, Subdivision Plats, Parcel Maps, Assessor Info. etc.

I hereby certify that the information provided is correct and that I am authorized to file an application on said property.  
I understand that all supplemental documentation and fees must be submitted before this application will be processed.

Signature of  
Applicant:

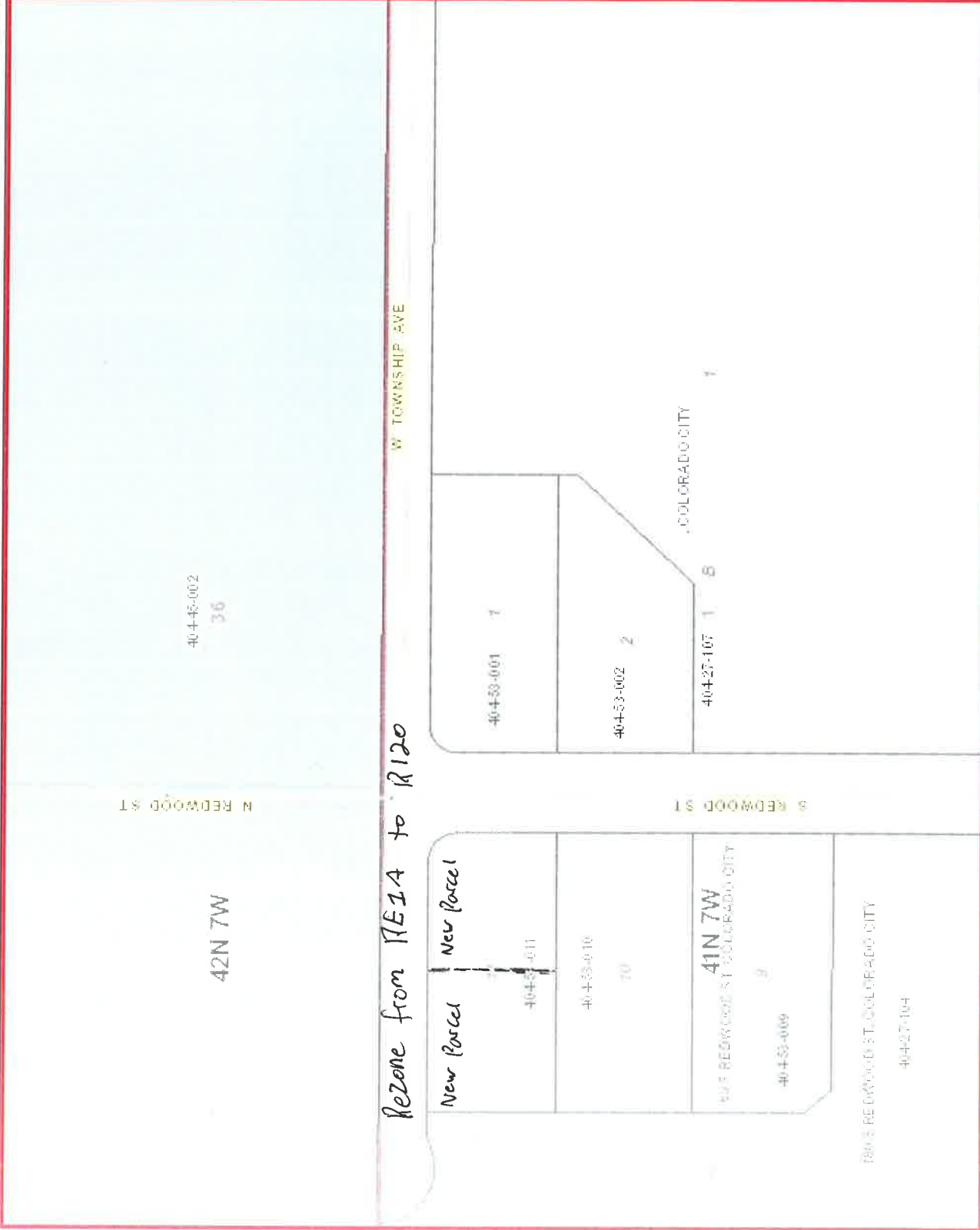
Levi Jessop

Signature of  
Owner:

[Signature]

### Office Use Only

Date Received:  Filing Fee:  Project Number:



**Legend**

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- Blocks
- Lots
- City Limits (>1:120K)
- County Boundary
- Surrounding Counties
- Township/Range
- Section
- Surface Management
  - Bureau of Land Management
  - Bureau of Reclamation
  - County
  - Indian Lands
  - Local or State Parks
  - Military
  - National Parks Service
  - Other
  - Private
  - State

1:2,374

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W E  
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ORDINANCE NO. 2023-20

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, ADOPTING AMENDMENTS TO THE TOWN OF COLORADO CITY ZONING MAP

WHEREAS, The TOWN COUNCIL, is charged with making changes to the zoning map, and

WHEREAS, Any proposed change to the zoning map must meet certain requirements, and

WHEREAS, The TOWN COUNCIL has considered this change to the Town's zoning map,

THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, that

The Zoning Map for the Town of Colorado City be amended as follows:

That parcel 404-53-011 from RE-1A Residential Estate to R1-12 Single Family Residential. on condition that the lot split, with utilities and street side improvements (curb, gutter and sidewalk) to all lots created, be completed within 12 months of the approval of this Ordinance.

PASSED AND ADOPTED by the Town Council of Colorado City, Arizona, this 16<sup>th</sup> day of October 2023.

ATTEST:

TOWN OF COLORADO CITY

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Mangum, Wall, Stoops & Warden, P.L.L.C.  
Town Attorney



# Town of Colorado City

25 S. Central St., Colorado City, AZ, 86021  
Phone#(928) 875-2646, Fax#(928) 875-2778

## Land Use Application

Today's Date 9-11-2023

Application is made for:

- ☐ Abandonment/Reversion to Acreage ☐ Conditional Use Permit ☐ Lot Line Adjustment ☐ Rezoning ☐ Sketch Plan  
☐ Special Use Permit ☐ Subdivision Preliminary Plat ☐ Subdivision Final Plat ☐ Variance ☒ Zoning Map Change  
☐ General Plan Amendment ☐ Land Use Verification/Other ☐ Development Review ☐ Other

Project Name NORTH HALF 4  
Property Address / Location 370 W MOHAVE AV  
Township            Range            Section            Quarter Section             
Assessor's Parcel Number 404-53-480 Gross Acres            Net Acres             
Number of Lots            Square Footage of Buildings on Property             
Existing Use VACANT Proposed Use MULTI-FAMILY TOWNHOME

### Applicant

Name RONALD JESSOP  
Company             
Address             
City            State            Zip             
Phone Number 435 668 9679  
Email smalliron25@gmail.com

### Project Engineer

Name             
Company             
Address             
City            State            Zip             
Phone Number             
Email           

Describe proposed project, and purpose of project, in detail below. (use additional sheets if necessary):

to use newly developed 1/2 acre lot and develop a small Town Home development  
rezone to R-2

Attach all supplemental documentation, such as Letter of Intent, Record of Survey, Subdivision Plats, Parcel Maps, Assessor Info. etc.

I hereby certify that the information provided is correct and that I am authorized to file an application on said property.  
I understand that all supplemental documentation and fees must be submitted before this application will be processed.

Signature of  
Applicant:

RONALD JESSOP

Signature of  
Owner:

RONALD JESSOP

### Office Use Only

Date Received:           

Filing Fee:           

Project Number:



## Legend

- Street Intersection
- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- City Limits (>1:120K)
- County Boundary
- Surrounding Counties
- Township/Range
- Section
- Surface Management
  - Bureau of Land Management
  - Bureau of Reclamation
  - County
  - Indian Lands
  - Local or State Parks
  - Military
  - National Parks Service
  - Other
  - Private
  - State
  - State Wildlife Area
  - US Forest Service

1:5,015



0 417.9 835.9 Feet

(approximate scale)

Map Created: 7/5/2023

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## Notes:

ORDINANCE NO. 2023-21

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THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, that

The Zoning Map for the Town of Colorado City be amended as follows:

North portion of existing parcel 404-53-480 from R-12 Single Family Residential to R2 Multi Family Residential on condition that the site plan for the proposed development be completed within 12 months of the approval of this Ordinance.

PASSED AND ADOPTED by the Town Council of Colorado City, Arizona, this 16<sup>th</sup> day of October 2023.

ATTEST:

TOWN OF COLORADO CITY

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Mangum, Wall, Stoops & Warden, P.L.L.C.  
Town Attorney



# Town of Colorado City

25 S. Central St., Colorado City, AZ, 86021  
Phone#(928) 875-2646, Fax#(928) 875-2778

# Land Use Application

Today's Date 6/28/2023

Application is made for:

- ☐ Abandonment\Reversion to Acreage  
 ☐ Conditional Use Permit  
 ☐ Lot Line Adjustment  
 ☒ Rezoning  
 ☐ Sketch Plan  
☐ Special Use Permit  
 ☐ Subdivision Preliminary Plat  
 ☐ Subdivision Final Plat  
 ☐ Variance  
 ☐ Zoning Map Change  
☐ General Plan Amendment  
 ☐ Land Use Verification/Other  
 ☐ Development Review  
 ☐ Other

Project Name South Hildale Street Subdivision

Property Address / Location 300-398 South Hildale Street

Township                      Range                      Section                      Quarter Section                     

Assessor's Parcel Number 404-20-038 Gross Acres                      Net Acres                     

Number of Lots 7 Square Footage of Buildings on Property 0

Existing Use Vacant Land (ZONED: Parks/Open Space) Proposed Use R1-20 (Residential approx 1/2 lots)

## Applicant

Name John Barlow

Company UEP Trust

Address 1155 North Canyon Street

City Hildale State Utah Zip 84784

Phone Number 801.824.4232

Email john@ueptrust.com

## Project Engineer

Name Paul Wilson

Company Civil Science

Address 1453 S. Dixie Drive, Ste. 150

City St. George State UT Zip 84770

Phone Number 435.256.5535

Email pwilson@civilsience.com

Describe proposed project, and purpose of project, in detail below. (use additional sheets if necessary):

This project is will take a large parcel that fronts Hildale Street and subdivide it into 7 lots. These lots will vary in size from one acre to just over a quarter acre.

Attach all supplemental documentation, such as Letter of Intent, Record of Survey, Subdivision Plats, Parcel Maps, Assessor Info. etc.

I hereby certify that the information provided is correct and that I am authorized to file an application on said property.  
I understand that all supplemental documentation and fees must be submitted before this application will be processed.

Signature of Applicant:

John Barlow 6/28/2023

Signature of Owner:

DocuSigned by:  
Jeff Barlow 7/11/2023  
3C238CC3A012404  
Jeff Barlow, UEP Executive Director

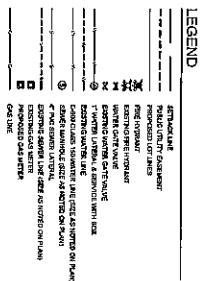
## Office Use Only

Date Received:                     

Filing Fee:                     

Project Number:

LOCATED IN  
NW 1/4, NE 1/4 & SW 1/4 OF SECTION 5, TOWNSHIP 41 NORTH, RANGE 6 WEST,  
GILA AND SALT RIVER MERIDIAN



1453 S. DIXIE DRIVE, SUITE 150  
ST. GEORGE, UT 84770  
435.986.0100

[illegible]





Written Narrative 404-20-038

Current Zoning: Parks/Open Space

Requested Zoning: R1-20 Single Family Residential 20,000

The purpose for Request: 7 Lot Subdivision

General Plan Designated Density: Unknown

Request Conform to General Plan: Unknown

**Narrative:**

This property is in a low-density residential neighborhood abutting the irrigation canal. The requested zoning would allow the UEP to subdivide the parcel into 7 lots all fronting Hildale Street. The requested zoning and corresponding lot sizes are congruent with the neighborhood and would be compatible in use to neighboring property.

**Note on Open Space and/or Parks:**

The original parcel included space that was designated open space and parks because it included areas that the UEP had communicated to the City it intended to develop into a park. The UEP and Colorado City worked together to separate the park area from this lot area. This parcel does not include any area east of the irrigation canal, only the area west of the canal abutting Hildale Street.



[illegible]

TAXPIN	OWNER	OWNER_2	SITE_ADDRESS	MAILING_ADDRESS	CITY	STATE	ZIP
404-53-437	KAPCSOS ALAN & HEIDI		250 N RED CLIFFS DR #4B 361		ST GEORGE	UT	84790
404-53-436	HOLM HELEN M	HOLM JACOB	240 E MOHAVE AVE	PO BOX 126	COLORADO CITY	AZ	86021
404-53-435	HAMMON STEVE K & OCEAN A		260 E MOHAVE AVE	PO BOX 2887	COLORADO CITY	AZ	86021
404-53-434	WARNER GARTH JR & FISCHER ARTA		385 S HILDALE ST	PO BOX 3007	COLORADO CITY	AZ	86021
404-53-438	PSI CONSTRUCTIONS LLC		320 S CARLING ST	3197 S CANYONLANDS RD	HURRICANE	UT	84737
404-53-439	BARLOW FREEMAN Y & EDA L		245 E GARDEN AVE	245 E GARDEN AVE	COLORADO CITY	AZ	86021
404-53-440	UNITED EFFORT PLAN			PO BOX 959	COLORADO CITY	AZ	86021
404-53-428	COOKE DONAVON		240 E GARDEN	1329 E MAINZANITA DR	APPLE VALLEY	UT	84737
404-53-427	UNITED EFFORT PLAN			PO BOX 959	COLORADO CITY	AZ	86021
404-53-426	UNITED EFFORT PLAN		280 E GARDEN AVE	PO BOX 959	COLORADO CITY	AZ	86021
404-53-430B	225 E JOHNSON LLC			PO BOX 459	COLORADO CITY	AZ	86021
404-53-431	ALLRED JAMES & RACHEL		245 E JOHNSON AVE	300 S COYOTE RD	APPLE VALLEY	UT	84737
404-53-432	ZITTING LEVI			PO BOX 2056	HILDALE	UT	84784
404-53-425	UNITED EFFORT PLAN		285 E JOHNSON AVE	PO BOX 959	COLORADO CITY	AZ	86021
404-53-644	JESSOP WENDELL W			410 ELIZABETH DR	RIVERTON	WY	82501
404-53-315	GUSTAFSON MAURINE	GUSTAFSON BRYAN	220 E JOHNSON AVE	190 E 9100 S	SANDY	UT	84070
404-53-314	STUBBS MERRIL			PO BOX 2852	COLORADO CITY	AZ	86021
404-53-313	BARLOW MATHEW L & ANNIE M		260 E JOHNSON AVE	260 E JOHNSON AVE	COLORADO CITY	AZ	86021
404-53-312	JESSOP ORVAL		280 E JOHNSON AVE	PO BOX 944	COLORADO CITY	AZ	86021
404-53-619	COOKE DAISY		180 S HILDALE ST	PO BOX 2003	COLORADO CITY	AZ	86021
404-53-618	JESSOP LAMONT R		340 E JOHNSON AVE	PO BOX 3188	ST GEORGE	UT	84771
404-53-617	JESSOP MARK K		360 E JOHNSON AVE	PO BOX 2383	COLORADO CITY	AZ	86021
404-53-645	JESSOP TRAVIS			11951 S 645 E	DRAPER	UT	84020
404-53-647	HOLM MARGARET L			10009 DELICATE DEW ST	LAS VEGAS	NV	89183
404-20-040	UNITED EFFORT PLAN			PO BOX 959	COLORADO CITY	AZ	86021
404-53-317	UNITED EFFORT PLAN		245 E EDSON AVE	PO BOX 959	COLORADO CITY	AZ	86021
404-53-318	DARGER WESLEY & DEVANN		265 E EDSON AVE	PO BOX 2130	COLORADO CITY	AZ	86021
404-53-311	JESSOP BOB O	JESSOP ROYCE D	245 S CARLING	PO BOX 795	COLORADO CITY	AZ	86021
404-53-620	STEED PETER		325 E EDSON AVE	411 N 800 W APT 2	CEDAR CITY	UT	84721
404-53-621	BARLOW PHILLIP		345 E EDSON AVE	PO BOX 1874	COLORADO CITY	AZ	86021
404-53-622	UNITED EFFORT PLAN		365 EDSON AVE	PO BOX 959	COLORADO CITY	AZ	86021
404-53-616	UNITED EFFORT PLAN		385 E EDSON AVE	PO BOX 959	COLORADO CITY	AZ	86021
404-53-629	TERRACCIANO ANTHONY C & DIANA B			2721 HEIDI CT	ORLANDO	FL	32826
404-53-433B	HOLT CHRISTIAN & LEBARON MEGAN		285 E GARDEN AVE	1820 E 2000 S	APPLE VALLEY	UT	84737
404-53-433A	HOLT CHRISTIAN & LEBARON MEGAN			1820 E 2000 S	APPLE VALLEY	UT	84737
404-20-037	TIMPSON NATHAN			2816 SOARING PEAK AVE	HENDERSON	NV	89052
404-53-429B	UNITED EFFORT PLAN			PO BOX 959	COLORADO CITY	AZ	86021
404-53-429A	UNITED EFFORT PLAN			PO BOX 959	COLORADO CITY	AZ	86021
404-53-316B	UNITED EFFORT PLAN			PO BOX 959	COLORADO CITY	AZ	86021
404-53-316A	UNITED EFFORT PLAN			PO BOX 959	COLORADO CITY	AZ	86021
404-20-038	UNITED EFFORT PLAN			PO BOX 959	COLORADO CITY	AZ	86021
404-20-039	UNITED EFFORT PLAN			PO BOX 959	COLORADO CITY	AZ	86021
404-53-430A	225 E JOHNSON LLC		225 E JOHNSON AVE	PO BOX 459	COLORADO CITY	AZ	86021
404-19-147							

ORDINANCE NO. 2023-21

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, ADOPTING AMENDMENTS TO THE TOWN OF COLORADO CITY ZONING MAP

WHEREAS, The TOWN COUNCIL, is charged with making changes to the zoning map, and

WHEREAS, Any proposed change to the zoning map must meet certain requirements, and

WHEREAS, The TOWN COUNCIL has considered this change to the Town's zoning map,

THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, that

The Zoning Map for the Town of Colorado City be amended as follows:

West portion of parcel 404-20-038 from Parks/Open Space to R-20 Single Family Residential on condition that the Preliminary Plat for the proposed subdivision be completed within 12 months of the approval of this Ordinance.

PASSED AND ADOPTED by the Town Council of Colorado City, Arizona, this 16<sup>th</sup> day of October 2023.

ATTEST:

TOWN OF COLORADO CITY

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Mangum, Wall, Stoops & Warden, P.L.L.C.  
Town Attorney



## Town of Colorado City

25 S. Central St., Colorado City, AZ, 86021

Phone#(928) 875-2646, Fax#(928) 875-2778

## Land Use Application

Today's Date

Application is made for:

- ☐ Abandonment\Reversion to Acreage   ☐ Conditional Use Permit   ☐ Lot Line Adjustment   ☒ Rezoning   ☐ Sketch Plan  
☐ Special Use Permit   ☐ Subdivision Preliminary Plat   ☐ Subdivision Final Plat   ☐ Variance   ☐ Zoning Map Change  
☐ General Plan Amendment   ☐ Land Use Verification/Other   ☐ Development Review   ☐ Other

Project Name 404-53-008 (Redwood Lot Split)

Property Address / Location 280 Redwood Street, Colorado City, AZ 86021

Township            Range            Section            Quarter Section           

Assessor's Parcel Number 404-53-008 Gross Acres            Net Acres           

Number of Lots 1 Square Footage of Buildings on Property 0

Existing Use RE-1A Proposed Use R1-20

### Applicant

Name John Barlow

Company United Effort Plan Trust

Address 1150 North Canyon Street

City Hildale State UT Zip 84784

Phone Number 801.824.4232

Email john@ueptrust.com

### Project Engineer

Name David Mortensen & Paul Wilson

Company Civil Science

Address 3160 W Club House Drive

City Lehi State UT Zip 84043

Phone Number 801.768.7200 ext 173 & 435-986-0100

Email pwilson@civilscience.com

Describe proposed project, and purpose of project, in detail below. (use additional sheets if necessary):

Rezone is requested to allow for the lot to be split into two.

Attach all supplemental documentation, such as Letter of Intent, Record of Survey, Subdivision Plats, Parcel Maps, Assessor Info. etc.

I hereby certify that the information provided is correct and that I am authorized to file an application on said property.  
I understand that all supplemental documentation and fees must be submitted before this application will be processed.

Signature of  
Applicant:

John Barlow  
John Barlow, Project Manager

Signature of  
Owner:

Jeff Barlow  
Jeff Barlow, UEP Executive Director

### Office Use Only

Date Received:           

Filing Fee:           

Project Number:

Written Narrative 404-53-008

Current Zoning: RE-1A Residential-Estate/ 1 Acre

Requested Zoning: R1-20 Single Family Residential 20,000

Purpose for Request: Lot Split

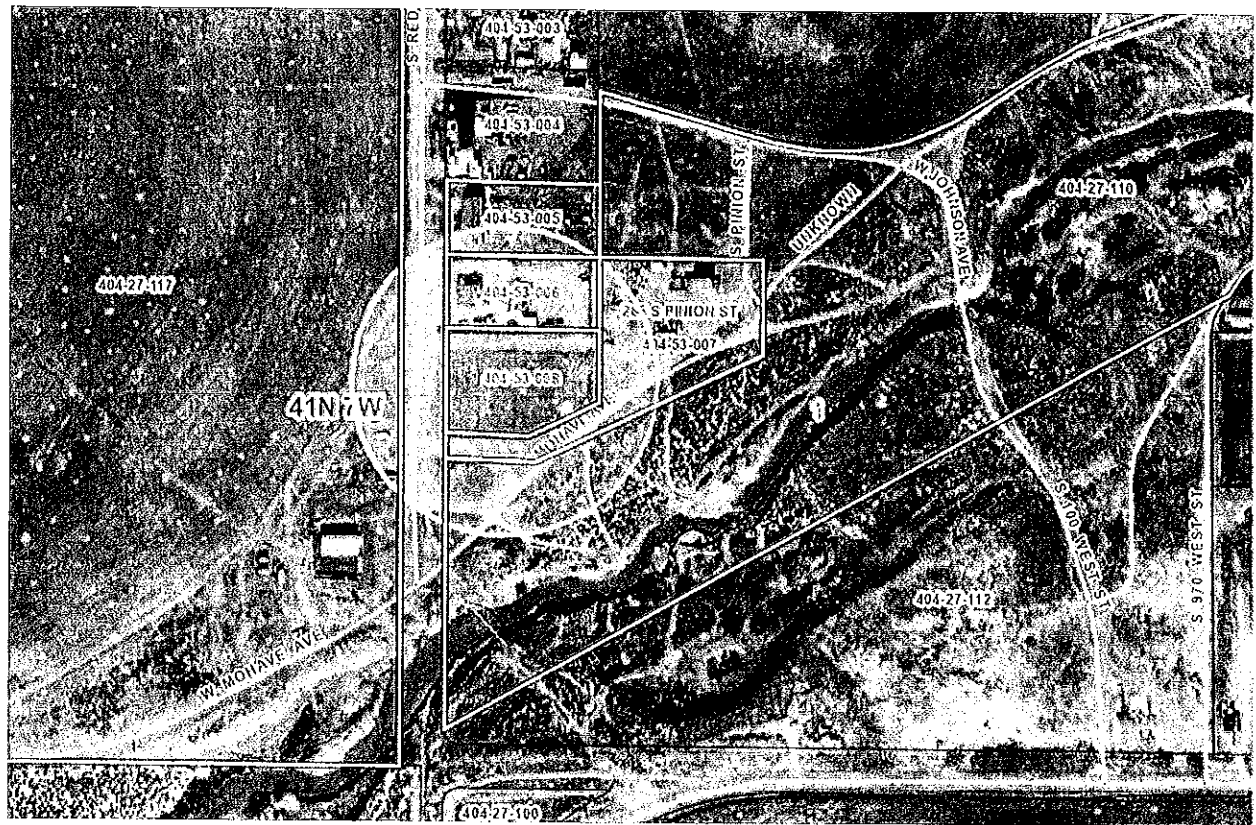
General Plan Designated Density: Low-Density Residential (3 dwellings per acre)

Request Conform to General Plan: Yes

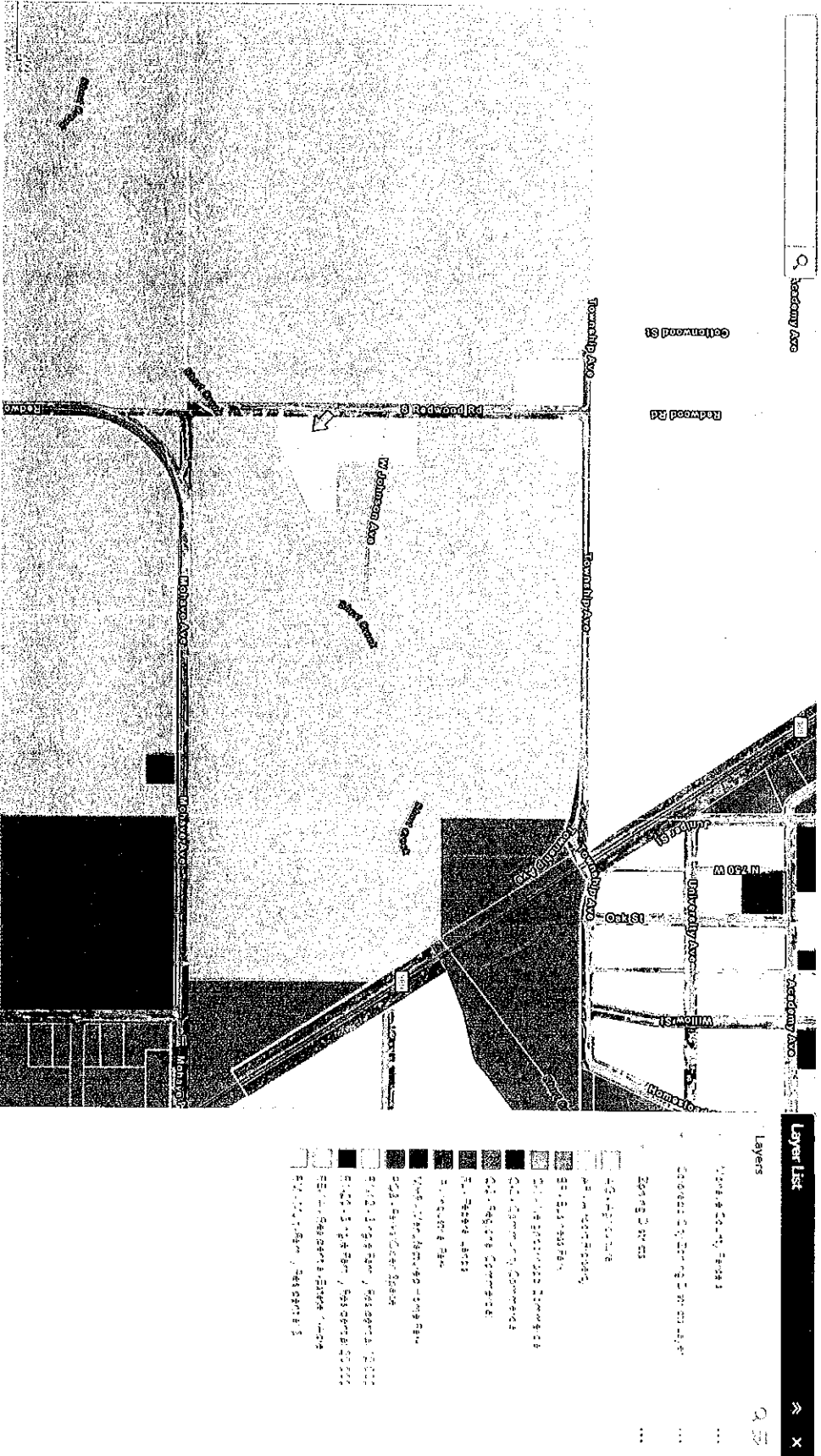
**Narrative:**

This property is located in a low-density residential neighborhood. The rezoning would allow for the split of the lot and the UEP could distribute the property to two people instead of one. Each future property owner would only have ½ an acre to take care of which is more realistic and enhance the aesthetics of the community. This will be good for the neighbors and the community.

Noticing Map: 404-53-008



Property ID/Assessor Parcel Number	Situs/Site Address	Owner 1	Owner Mailing Address	Owner City	Owner State	Owner Zip Code
404-53-008		UNITED EFFORT PLAN	PO BOX 959	COLORADO CITY	AZ	86021
404-53-007	265 S PINION ST	JESSOP KELLY & BRANDI	PO BOX 3181	COLORADO CITY	AZ	86021
404-53-006	260 S REDWOOD ST	JESSOP SAMUEL L	PO BOX 3415	COLORADO CITY	AZ	86021
404-53-005	240 S REDWOOD ST	BARLOW DEREK	2168 E 40 N	ST GEORGE	UT	84790
404-27-110		SHORT CREEK OUTDOORS	PO BOX 2742	COLORADO CITY	AZ	86021
404-27-117						





Parcel Number: 404-53-008  
Owner(s): UNITED EFFORT PLAN;  
Mailing Address: PO BOX 959 COLORADO CITY, AZ 860210959  
Property Location:  
Multiple Owners: No

	Previous Year	Current Year	Future Year
Tax Year	2022	2023	2024
Land Value	\$8,069	\$8,549	\$8,326
Improvement Value	\$0	\$0	\$0
Full Cash Value	\$8,069	\$8,549	\$8,326
Assessed Full Cash Value	\$1,210	\$1,282	\$1,249
Limited Value	\$8,069	\$8,472	\$8,326
Assessed Limited Value	\$1,210	\$1,271	\$1,249
Value Method	Market	Market	Market
Exempt Amount	\$0	\$0	\$0
Exempt Type			
Assessor Use Code	0003-VL-UNDET-RURAL-SUBDIVIDED	0003-VL-UNDET-RURAL-SUBDIVIDED	0003-VL-UNDET-RURAL-SUBDIVIDED
Assessment Ratio	15.0%	15.0%	15.0%
Property Class	02R	02R	02R

Supervisor District 1  
Parcel Size 1.31 acres  
Parcel Town 41N  
Parcel Range 7W  
Parcel Section 1  
Assessor Description SHORT CRIBB SUBDIVISION, Block 1 Lot 8

Tax Year Description Construction Type Base Year / Adjusted Year Stories SF Imp # Mobile Make Mobile Model Serial # Year Built

Owner Sale Date Fee Number Instr. Type Property Type Sale Price Multi Parcel Sale

Proof of Ownership  
404-53-008

ORDINANCE NO. 2023-23

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, ADOPTING AMENDMENTS TO THE TOWN OF COLORADO CITY ZONING MAP

WHEREAS, The TOWN COUNCIL, is charged with making changes to the zoning map, and

WHEREAS, Any proposed change to the zoning map must meet certain requirements, and

WHEREAS, The TOWN COUNCIL has considered this change to the Town's zoning map,

THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, that

The Zoning Map for the Town of Colorado City be amended as follows:

That parcel 404-53-008 from RE-1A Residential Estate to R-20 Single Family Residential. on condition that the lot split, with utilities and street side improvements (curb, gutter and sidewalk) to all lots created, be completed within 12 months of the approval of this Ordinance.

PASSED AND ADOPTED by the Town Council of Colorado City, Arizona, this 16<sup>th</sup> day of October 2023.

ATTEST:

TOWN OF COLORADO CITY

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Mangum, Wall, Stoops & Warden, P.L.L.C.  
Town Attorney



## Town of Colorado City

25 S. Central St., Colorado City, AZ, 86021

Phone#(928) 875-2646, Fax#(928) 875-2778

# Land Use Application

Today's Date

Application is made for:

- ☐ Abandonment\Reversion to Acreage   ☐ Conditional Use Permit   ☐ Lot Line Adjustment   ☒ Rezoning   ☐ Sketch Plan  
☐ Special Use Permit   ☐ Subdivision Preliminary Plat   ☐ Subdivision Final Plat   ☐ Variance   ☐ Zoning Map Change  
☐ General Plan Amendment   ☐ Land Use Verification/Other   ☐ Development Review   ☐ Lot Split

Project Name **404-53-538**

Property Address / Location **185 West Warren Avenue**

Township

Range

Section

Quarter Section

Assessor's Parcel Number **404-53-538**

Gross Acres **0.95**

Net Acres **0.95**

Number of Lots **1**

Square Footage of Buildings on Property **N/A**

Existing Use **RE-1A**

Proposed Use **R1-12**

### Applicant

Name **John Barlow, UEP Project Manager**

Company **UEP Trust**

Address **1155 N Canyon St.**

City **Hildale** State **UT** Zip **84784**

Phone Number **435-874-1126**

Email **john@ueptrust.com**

### Project Engineer

Name **David Mortensen; Paul Wilson**

Company **Civil Science**

Address **3160 W Club House Drive**

City **Lehi** State **UT** Zip **84043**

Phone Number **801.768.7200 ext 173; 435-986-0100 ext 316**

Email **dmortensen@civilsience.com; pwilson@civilsience.com**

Describe proposed project, and purpose of project, in detail below. (use additional sheets if necessary) :

The purpose of the zone change application is get zoning that would allow for a lot split into three seperate lots.

Attach all supplemental documentation, such as Letter of Intent, Record of Survey, Subdivision Plats, Parcel Maps, Assessor Info, etc.

I hereby certify that the information provided is correct and that I am authorized to file an application on said property.  
I understand that all supplemental documentation and fees must be submitted before this application will be processed.

Signature of  
Applicant:

*John Barlow*  
John Barlow, UEP Project Manager

Signature of  
Owner:

*Jeff Barlow*  
Jeff Barlow, UEP Trust Exec. Director

### Office Use Only

Date Received :

Filing Fee :

Project Number :

Parcel Number: 404-53-538  
Owner(s): UNITED EFFORT PLAN;  
Mailing Address: PO BOX 959 COLORADO CTTY, AZ 860210959  
Property Location: 185 W WARREN AVE  
Multiple Owners: No

	Previous Year	Current Year	Future Year
Tax Year	2022	2023	2024
Land Value	\$5,957	\$6,311	\$6,972
Improvement Value	\$28,808	\$32,845	\$45,213
Full Cash Value	\$34,765	\$39,156	\$52,185
Assessed Full Cash Value	\$5,215	\$5,874	\$7,828
Limited Value	\$20,104	\$21,109	\$22,165
Assessed Limited Value	\$3,016	\$3,166	\$3,325
Value Method	Cost	Cost	Cost
Exempt Amount	\$0	\$0	\$0
Exempt Type			
Assessor Use Code	0910-SALVAGE RESIDENTIAL	0910-SALVAGE RESIDENTIAL	0910-SALVAGE RESIDENTIAL
Assessment Ratio	15.0%	15.0%	15.0%
Property Class	02R	02R	02R

Supervisor District 1  
Parcel Size 0.97 acres  
Parcel Town 41N  
Parcel Range 6W  
Parcel Section 6  
Assessor Description SHORT CREEK SUBDIVISION, Block 96 Lot 9606

Tax Year	Description	Construction Type	Base Year / Adjusted Year	Stories	SF	Imp #	Mobile Make	Mobile Model	Serial #	Year Built
2022	Single Family Residential		2002 / 2002	2.00	4958	1				2002
2023	Single Family Residential		2002 / 2002	2.00	4958	1				2002
2024	Single Family Residential		2002 / 2002	2.00	4958	1				2002

Owner Sale Date Fee Number Instr. Type Property Type Sale Price Multi Parcel Sale

Proof of Ownership

1104-53-538

Written Narrative 404-53-538

Current Zoning: RE-1A Residential-Estate/ 1 Acre

Requested Zoning: R1-12 Single Family Residential 12,000

The purpose for Request: Lot Split

General Plan Designated Density: Low-Density Residential (3 dwellings per acre)

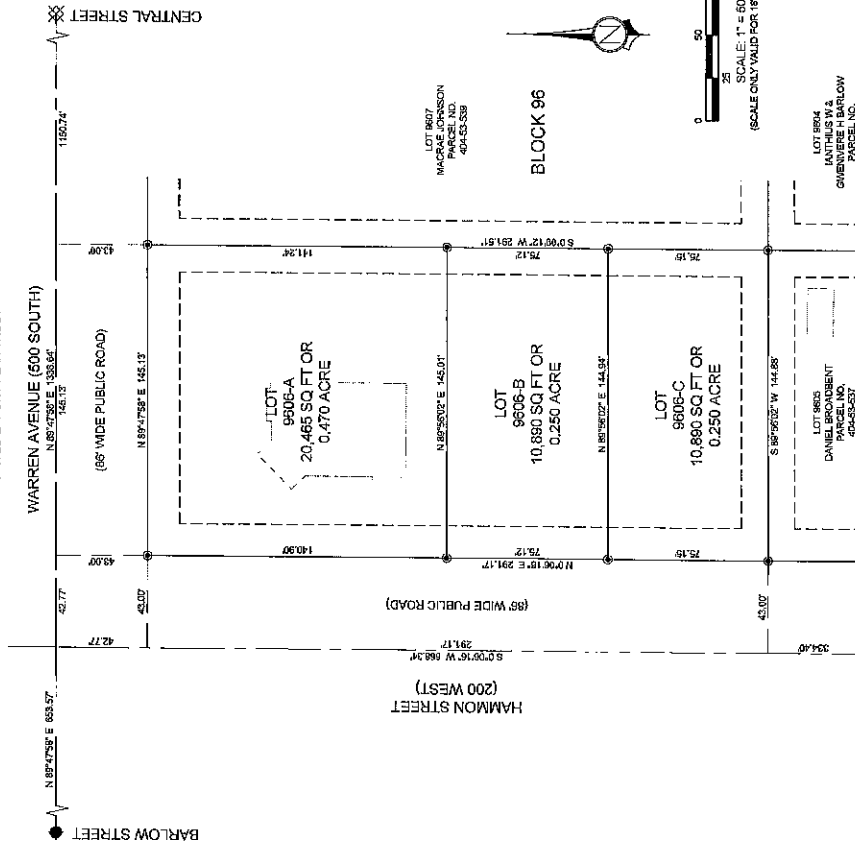
Request Conform to General Plan: Yes

**Narrative:**

This property is located in a low-density residential neighborhood. The property currently has one large house that is unfinished (framing only). The requested rezoning would allow for the splitting of the lot and the UEP could distribute the property to three people instead of one. Each future property owner would only have approximately 1/3 acre to take care of which is more realistic and enhance the aesthetics of the community. This rezone would be good for the neighbors and the community. Further, it would help prevent fires because there would be fewer weeds.

LAND SPLIT MAP FOR UNITED EFFORT PLAN TRUST  
PARCEL NO. 404-53-538

LOCATED IN  
SE 1/4 OF SECTION 6, TOWNSHIP 41 NORTH, RANGE 6 WEST,  
GILA AND SALT RIVER MERIDIAN  
PREPARED FOR:  
UNITED EFFORT PLAN TRUST



NOTES FROM RECORDED PLAT

1. A 100 FOOT WIDE PUBLIC UTILITY & DRAINAGE EASEMENT EXISTS ALONG ALL STREET LOT LINES, AND A 125 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES.  
THERE MAY BE EXISTING UTILITY LINES CROSSING LOTS CREATED BY THIS SUBDIVISION PLAT THAT ARE LOCATED OUTSIDE THE EASEMENTS SHOWN ON THE PLAT. WHERE ANY SUCH UTILITY LINE IS FOUND TO EXIST, THERE SHALL BE A 15 FOOT WIDE EASEMENT CENTERED ON THE EXISTING UTILITY LINE THAT IS DEDICATED FOR MAINTENANCE AND REPAIR PURPOSES.

2. FLOOD ZONE CLASSIFICATION, ZONE "X" FEMA FLOOD INSURANCE MAP 04015002760 DATED 11-18-2009

3. "AIRPORT INFLUENCE ZONE DISCLOSURE"

THE SUBJECT PROPERTY IS LESS THAN ONE MILE FROM THE COLORADO CITY AIRPORT. THE PROPERTY IS LOCATED WITHIN THE AIRPORT FLIGHT ZONE. ANY AND ALL CONSTRUCTION OR DEVELOPMENT OF THE PROPERTY SHALL BE SUBJECT TO THE AIRPORT FLIGHT ZONE REQUIREMENTS. ANY AND ALL CONSTRUCTION OR DEVELOPMENT OF THE PROPERTY SHALL BE SUBJECT TO THE AIRPORT FLIGHT ZONE REQUIREMENTS. ANY AND ALL CONSTRUCTION OR DEVELOPMENT OF THE PROPERTY SHALL BE SUBJECT TO THE AIRPORT FLIGHT ZONE REQUIREMENTS.

LEGEND

- FOUND COTTON GIN SPIKE
- ⊗ FOUND BRASS CAP MONUMENT
- ⊙ REBAR & CAP NOT SET, FALLS WITHIN FENCE OR WALL
- ⊙ BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH THIS PLAT, TO BE SET WITH 25' REBAR AND CAP STAMPED CIVIL SCIENCE, UNLESS OTHERWISE SPECIFIED ON THE PLAT

ENGINEER'S APPROVAL

THE HEREON LAND SPLIT MAP HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

ENGINEER, COLORADO CITY

PLANNING AND ZONING DEPARTMENT APPROVAL

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE APPROVED LAND SPLIT MAP AND ANY SPECIAL CONDITIONS ATTACHED THERETO, TO THE REQUIREMENTS OF THE COLORADO ZONING ACT AND ANY ORDINANCES, AND IT APPEARS TO COMPLY WITH ALL REQUIREMENTS WITHIN MY JURISDICTION TO CHECK AND EVALUATE.

DIRECTOR, COLORADO CITY, ARIZONA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE BOUNDARY SURVEY AND DIVIDING OF THE PROPERTY DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THE PLAT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PRELIMINARY PLAT AND THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN.

DATE, REGISTRATION NUMBER

DAVID T. MORTENSEN, P.L.S.  
REGISTERED LAND SURVEYOR  
LEGAL DESCRIPTION

ALL OF LOT 9806, BLOCK 96 OF THE SHORT CREEK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER, MOHAVE COUNTY, STATE OF ARIZONA

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SPLIT LOT 9806 OF SHORT CREEK SUBDIVISION PLAT, RECEPTION NO. 2017046224. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT, THE BASIS OF BEARING FOR THIS SURVEY IS 1,070-071 W ALONG THE CENTER LINE OF RICHARD STREET, BETWEEN TWO FOUND CENTER LINE MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT. THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY BE OTHER DOCUMENTS IN THE PUBLIC RECORDS THAT MAY AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE FOR REVIEW AND CONSIDERATION.

SHORT CREEK SUBDIVISION PLAT, RECEPTION NO. 2017046224, BUSH AND GUDGELL INC., RECORDED ON SEPTEMBER 26, 2017, SIGNED BY DAVID T. MORTENSEN

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNITED EFFORT PLAN TRUST, IS THE OWNER OF PARCEL NO. 404-53-538, SECTION 6, TOWNSHIP 41 NORTH, RANGE 6 WEST, GILA AND SALT RIVER MERIDIAN, INCLUDED WITHIN THIS PLAT SHOWN HEREON, THAT I, JEFF J. BARLOW, EXECUTIVE DIRECTOR, THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND I HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID PLAT AS SHOWN WITHIN SAID PLAT.

IN WITNESS WHEREOF THIS DEDICATION IS EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NAME: JEFF J. BARLOW TITLE: EXECUTIVE DIRECTOR

TRUST ACKNOWLEDGEMENT

COUNTY OF \_\_\_\_\_ STATE OF \_\_\_\_\_ S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME JEFF J. BARLOW, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE EXECUTIVE DIRECTOR OF THE UNITED EFFORT PLAN TRUST, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TERMS OF THE TRUST AGREEMENT DATED OCTOBER 25, 2006 AND HE ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

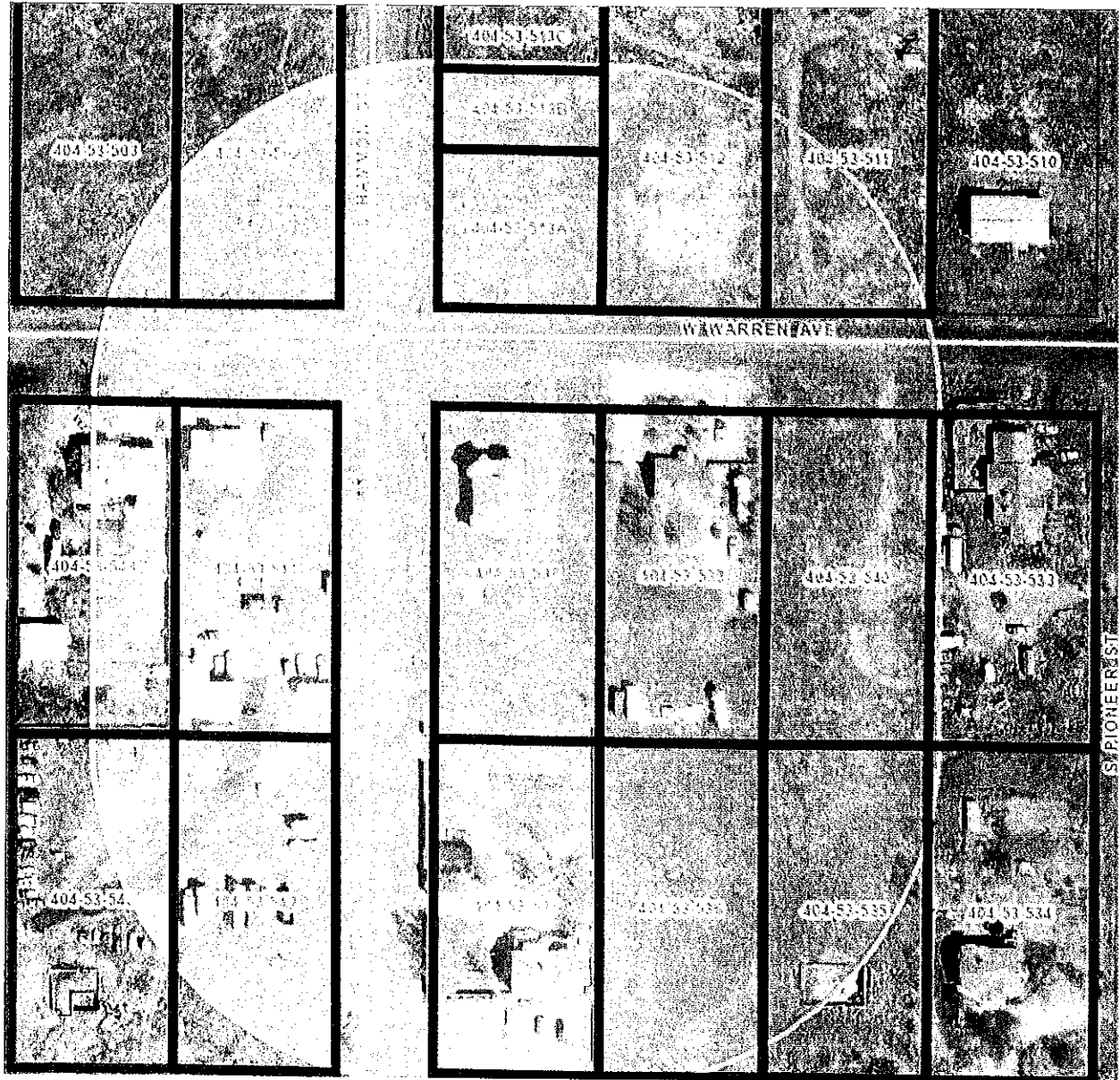
NOTARY PUBLIC  
NOTARY PUBLIC FULL NAME: \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

CivilScience  
1451 S. DIXIE DRIVE, SUITE 150  
ST. LOUIS, MO 63104  
PH: 314.433.9866  
FAX: 314.433.9866  
DRAWN BY: PJW  
DATE: 11-15-2023  
CHECKED BY: DJM  
SHEET 1 OF 1

404-53-538

Property ID/Assessor Parc Situs/Ste Address	Owner 1	Owner Mailing Address	Owner City	Owner State	Owner Zip Code
404-53-543	TIMPSON DANIEL & WILLIAMS TAMMY	PO BOX 904	COLORADO CITY	AZ	86021
404-53-542	UNITED EFFORT PLAN	PO BOX 959	COLORADO CITY	AZ	86021
404-53-536	BARLOW IANTHIUS W & GWENIVERE H	PO BOX 2265	COLORADO CITY	AZ	86021
404-53-535	DARGER MARY	PO BOX 2123	COLORADO	AZ	86021
404-53-534	REAM CHRISTOPHER H &	PO BOX 3346	COLORADO CITY	AZ	86021
404-53-537	BROADBENT DANIEL	PO BOX 2686	COLORADO CITY	AZ	86021
404-53-533	UNITED EFFORT PLAN	PO BOX 959	COLORADO CITY	AZ	86021
404-53-540	STUBBS LACEY L & STUBBS JONES BRYEN	PO BOX 243	COLORADO CITY	AZ	86021
404-53-539	JOHNSON MACRAE	PO BOX 3290	COLORADO CITY	AZ	86021
404-53-538	UNITED EFFORT PLAN	PO BOX 959	COLORADO CITY	AZ	86021
404-53-541	UNITED EFFORT PLAN	PO BOX 959	COLORADO CITY	AZ	86021
404-53-548	UNITED EFFORT PLAN	PO BOX 959	COLORADO CITY	AZ	86021
404-53-503	WILLIAMS JEANETTE	67 N 200 E UNIT #1	WASHINGTON	UT	84784
404-53-502	UNITED EFFORT PLAN	PO BOX 959	COLORADO CITY	AZ	86021
404-53-513A					
404-53-512	WILLIAMS JODI	1946 WINDFALL AVE	HENDERSON	NV	89012
404-53-511	JENSEN RYLON	527 N MAIN ST	HURRICANE	UT	84737
404-53-513B					
404-53-513C					

404-53-538





[illegible]

ORDINANCE NO. 2023-24

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, ADOPTING AMENDMENTS TO THE TOWN OF COLORADO CITY ZONING MAP

WHEREAS, The TOWN COUNCIL, is charged with making changes to the zoning map, and

WHEREAS, Any proposed change to the zoning map must meet certain requirements, and

WHEREAS, The TOWN COUNCIL has considered this change to the Town's zoning map,

THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, that

The Zoning Map for the Town of Colorado City be amended as follows:

That parcel 404-53-538 from RE-1A Residential Estate to R-12 Single Family Residential. on condition that the lot split, with utilities and street side improvements (curb, gutter and sidewalk) to all lots created, be completed within 12 months of the approval of this Ordinance.

PASSED AND ADOPTED by the Town Council of Colorado City, Arizona, this 16<sup>th</sup> day of October 2023.

ATTEST:

TOWN OF COLORADO CITY

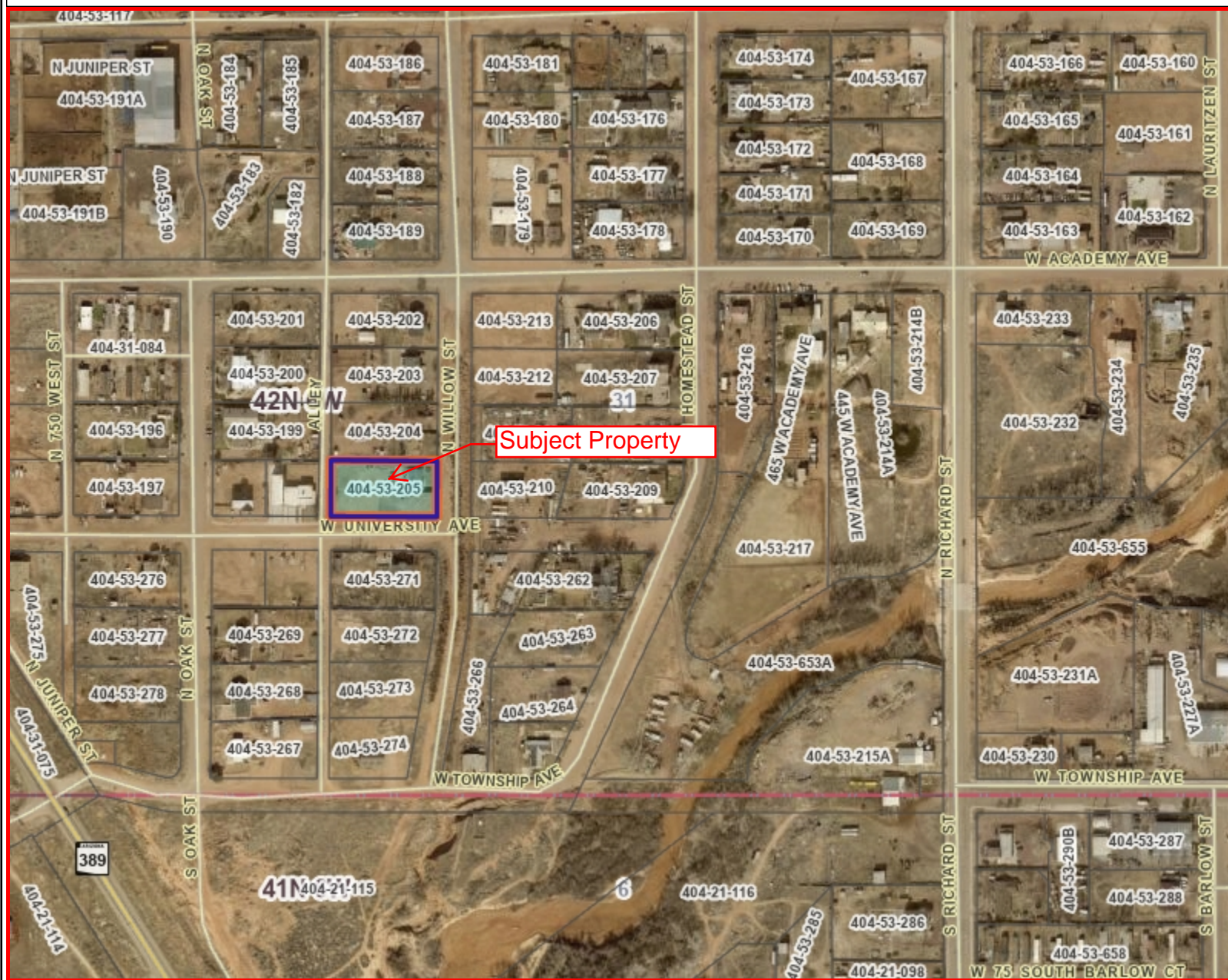
\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Mangum, Wall, Stoops & Warden, P.L.L.C.  
Town Attorney

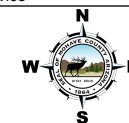




### Legend

- Street Intersection
- ADOT Mileposts
- COUNTY Mileposts
  - Sign Post Exists
  - Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- City Limits (>1:120K)
- County Boundary
- Surrounding Counties
- Township/Range
- Section
- Surface Management
  - Bureau of Land Management
  - Bureau of Reclamation
  - County
  - Indian Lands
  - Local or State Parks
  - Military
  - National Parks Service
  - Other
  - Private
  - State
  - State Wildlife Area
  - US Forest Service

1: 5,645



Notes:

0	470.4	940.9	Feet
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(approximate scale)

Map Created: 4/27/2023

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ORDINANCE NO. 2023-25

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, ADOPTING AMENDMENTS TO THE TOWN OF COLORADO CITY ZONING MAP

WHEREAS, The TOWN COUNCIL, is charged with making changes to the zoning map, and

WHEREAS, Any proposed change to the zoning map must meet certain requirements, and

WHEREAS, The TOWN COUNCIL has considered this change to the Town's zoning map,

THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, that

The Zoning Map for the Town of Colorado City be amended as follows:

East portion of existing parcel 404-53-205 from R-12 Single Family Residential to R2 Multi Family Residential on condition that the site plan for the proposed development be completed within 12 months of the approval of this Ordinance.

PASSED AND ADOPTED by the Town Council of Colorado City, Arizona, this 16<sup>th</sup> day of October 2023.

ATTEST:

TOWN OF COLORADO CITY

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Mangum, Wall, Stoops & Warden, P.L.L.C.  
Town Attorney